

ARLINGTON SPECIAL TOWN MEETING

Special Town Meeting Article 2 - Amendment

VOTED: to amend the recommended vote of the Arlington Redevelopment Board under Article 2 of the Special Town Meeting, in nine parts as follows:

First, that the word “licensed” be stricken the residential “Class of Use” in the proposed Table 5.4.3 (sec. 5-19), as follows:

“Residential ~~Licensed~~ single -room occupancy building”

and;

Second, that the proposed Section 5.4.2, Table of Dimensional and Density Regulations for residential districts (sec. 5-16) be revised in relevant part by striking the maximum height, height in stories, and FAR values for “R7 Accessory Buildings and garage structures” and replacing with the values of “20,” “2,” and “----” as follows:

<i>R7</i>	<i>Accessory buildings and garage structures</i>	---- 20	202	20 ----
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and;

Third, that the proposed Table of District Building Height and Floor Area Ratio Regulations for residential districts (5-16) be revised in relevant parts with respect to Accessory structures and private garages, and Minor accessory buildings and for the R0, R1, and R2 District Uses, so as to strike any and all maximum height, height in stories, and FAR values in the “R0, R1, R2,” row; reorder the arrangement of the district uses, and insert the values of “7,” “1,” and “----” for “Minor Accessory buildings less than or equal to 80 square feet, and “20,” “2” and “----” respectively as maximum height, height in stories, and FAR values, as follows:

<i>R0, R1, R2</i>	<i>Accessory structures (> 80 sq. ft.) and private garages</i>	20	2	----
<i>Minor accessory building (<=80 sq. ft.)</i>		7	1	----

Fourth, that the table of District Building Height and Floor Area Ratio Regulations for Business Districts be revised in relevant part to delete the reference to a subsection

“(C)” with respect to Maximum height in stories for “Mixed-use>20,000 sq. ft.” so as to read as follows:

B2			
<i>Mixed-use <= 20,000 sq. ft.</i>	50	4*	1.50
<i>Mixed-use>20,000 sq. ft.</i>	40	3 *See Sec 5.3.17(€)	1.00

Fifth, that the “Index” (page “Index/i”) be revised by striking the term and line “Apartment House;2-5”

and;

Sixth, that section 8.1.7(B) (“Special Regulations/8-3”), be revised by striking the clause “; however, the Board of Appeals may grant a special permit to authorize the reestablishment of a nonconforming use or structure where such reestablishment shall not result in substantial detriment to the neighborhood,” and inserting a period mark after the word “Bylaw,” as follows:

“Any nonconforming use of a conforming structure and lot which has been abandoned, demolished without reconstruction, or not used for a continuous period of two years, shall lose its protected status and be subject to all provisions of this Bylaw. ~~; however, the Board of Appeals may grant a special permit to authorize the reestablishment of a nonconforming use or structure where such reestablishment shall not result in substantial detriment to the neighborhood.~~ The abandonment period for agriculture, horticulture, or floriculture shall be five years.”

and;

Seventh, revise section 5.6.2.(A) Dimensional and Density Regulations, Tables of Dimensional and Density Regulations “Other District Lot Regulations” (5-35), so as to strike the term “/Lot Width” from the “Minimum Lot Frontage (ft) column,” as follows:

“Minimum Lot Frontage (ft) ~~/Lot Width~~”

and;

Eighth, revise the heading for the “R District Open Space and Lot Coverage Regulations” table (5-15) to add the following language: “and 5.3.13(B)” after the reference to 5.4.2(B) as follows:

“R District Open Space and Lot Coverage Regulations (see 5.4.2(B) and 5.3.13(B) for exceptions).”

and;

Ninth, revise Section 5.7.3(A) to strike Section 5.8 as follows:

Any proposed use, structure, development, filling, grading, or excavation within the Floodplain District shall be governed by all regulations of this Section 5.78, G.L. c. 131, § 40, Wetlands Protection Regulations of the Town Bylaws (Title V, Article 8), Department of Environmental Protection (DEP) 310 CMR 10.00, Inland Wetlands Restriction (DEP) 310 CMR 13.00, and the section of the State Building Code that addresses floodplain areas, and shall require a building permit.

Submitted by:

/S

Andrew Bunnell

Andrew West

Eugene Benson

Kin Lau

David Watson

**Approved and submitted by the Arlington
Redevelopment Board**